

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 ECCLES CLOSE MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$649,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10 ROE WAY MILL PARK VIC 3082	\$640,000	03-Aug-23
4 MAWSON CLOSE MILL PARK VIC 3082	\$625,000	01-Jun-23
1/17 TURTUR CLOSE MILL PARK VIC 3082	\$660,000	26-Oct-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 November 2023



10 ROE WAY MILL PARK VIC 3082 Sold Price **\$640,000** Sold Date **03-Aug-23**

 3  1  2

Distance **0.42km**



4 MAWSON CLOSE MILL PARK VIC 3082 Sold Price **\$625,000** Sold Date **01-Jun-23**

 3  1  2

Distance **1.41km**



1/17 TURTUR CLOSE MILL PARK VIC 3082 Sold Price **\$660,000** Sold Date **26-Oct-23**

 3  2  1

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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